

ORDINANCE NO. 20060518-012

AN ORDINANCE VACATING A PORTION OF CENTURY PARK COVE TO SAGE-CP III, LTD.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Council approves the vacation of Century Park Cove described in Exhibit A, attached to and incorporated as part of this ordinance, to Sage-CP III, Ltd. subject to retention of a public utility easement over the entirety of Century Park Cove.

PART 2. Sage-CP III, Ltd. must dedicate a drainage easement by separate document to the City of Austin.

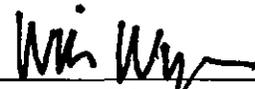
PART 3. Sage-CP III, Ltd. shall pay fair market value consideration of \$114,498.00 for the vacation upon Council approval of this ordinance.

PART 4. This ordinance takes effect on May 29, 2006.

PASSED AND APPROVED

_____ May 18 _____, 2006

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Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk

EXHIBIT "A"

CITY OF AUSTIN
TO SAGE-CP III, LTD.
(VACATION - CENTURY PARK COVE)

1.260 ACRES
CENTURY PARK COVE
SAGE LAND COMPANY

FN. NO. 06-171(MJJ)
APRIL 5, 2006
BPI JOB NO. 1091-12.08

DESCRIPTION

OF A 1.260 ACRE TRACT OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING CENTURY PARK COVE (90' R.O.W.), AS DEDICATED BY CENTURY PARK I, A SUBDIVISION OF RECORD IN VOLUME 87, PAGE 80D OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.260 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod found at the intersection of the northerly line of Century Park Boulevard (90' R.O.W.), with the easterly line of Century Park Cove, being the southwesterly corner of Lot 2, Block "D" of said Century Park I, for the southeasterly corner hereof, from which a 1/2 inch iron rod found at the point of curvature in the northerly line of Century Park Boulevard bears S61°09'12"E, a distance of 105.36 feet

THENCE, N61°20'23"W, over and across the southerly terminus of Century Park Cove, being the northerly line of Century Park Boulevard, for the southerly line hereof, a distance of 139.36 feet to a 1/2 inch iron rod found in the southerly line of the remaining portion of "Tract II", a 5.090 acre tract of land as conveyed to Sage-CP III, Ltd. by deed of record in Document No. 2005171326 of the Official Public Records of Travis County, Texas, same being the intersection of the northerly line of Century Park Boulevard with the westerly line of Century Park Cove, for the southwesterly corner hereof;

THENCE, leaving the northerly line of Century Park Boulevard, along the westerly, northerly and easterly lines of Century Park Cove, being in part along the easterly line of the remaining portion of said "Tract II" and in part along the westerly lines of Lot 1, Block "D" of said Century Park I and said Lot 2, for the westerly, northerly and easterly lines hereof, the following seven (7) courses and distances:

- 1) Along a curve to the left having a radius of 25.00 feet, a central angle of 89°23'04", an arc length of 39.00 feet and a chord which bears N72°45'44"E, a distance of 35.16 feet to a calculated point at the end of said curve;
- 2) N28°45'00"E, a distance of 293.58 feet to a calculated point for the point of curvature of a curve to the left;
- 3) Along said curve to the left having a radius of 25.00 feet, a central angle of 53°03'30", an arc length of 23.15 feet and a chord which bears N02°29'52"E, a distance of 22.33 feet to a calculated point for the point of curvature of a reverse curve to the right;

- 4) Along said reverse curve to the right having a radius of 90.00 feet, a central angle of $284^{\circ}44'55''$, passing at a arc distance of 223.45 feet a 1/2 inch iron rod found for the common southerly corner of the remaining portion of said "Tract II" and said Lot 1 and continuing for a total arc length of 447.28 feet and a chord which bears $S61^{\circ}02'09''E$, a distance of 109.89 feet to a 1/2 inch iron rod found for the point of curvature of a reverse curve to the left;
- 5) Along said reverse curve to the left having a radius of 25.00 feet, a central angle of $52^{\circ}16'19''$, an arc length of 22.81 feet and a chord which bears $S55^{\circ}47'01''W$, a distance of 22.03 feet to a 1/2 inch iron rod found for the end of said curve;
- 6) $S28^{\circ}45'00''W$, a distance of 293.58 feet to a 1/2 inch iron rod found for the point of curvature of a curve to the left;
- 7) Along said curve to the left having a radius of 25.00 feet, a central angle of $89^{\circ}59'52''$, an arc length of 39.27 feet and a chord which bears $S16^{\circ}04'59''E$, a distance of 35.35 feet to the **POINT OF BEGINNING**, containing an area of 1.260 acres (54,904 sq. ft.) of land, more or less, within these metes and bounds.

THE BASIS OF BEARINGS OF THE SURVEY SHOWN HEREON IS THE EASTERLY LINE OF CENTURY PARK COVE (90' R.O.W. - $S28^{\circ}45'00''W$), AS DEDICATED BY CENTURY PARK I, A SUBDIVISION OF RECORD IN VOLUME 87, PAGE 80D OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

I, MARK J. JEZISEK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. A SURVEY EXHIBIT WAS PREPARED TO ACCOMPANY THIS FIELDNOTE DESCRIPTION.

BURY & PARTNERS, INC.
ENGINEERS-SURVEYORS
3345 BEE CAVES ROAD, SUITE 200
AUSTIN, TEXAS 78746

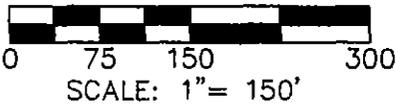
Mark J. Jezisek 4/5/06
MARK J. JEZISEK
R.P.L.S. NO. 5267
STATE OF TEXAS

REFERENCES

TCAD MAPS - 2-7016 AND 2-6816
AUSTIN GRID L-36

FIELD NOTES REVIEWED
By *John M. Moore* Date *4-20-2006*
Engineering Support Section
Department of Public Works
and Transportation





CURVE TABLE

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	89°23'04"	25.00	39.00	35.16	N72°45'44"E
C2	53°03'30"	25.00	23.15	22.33	N02°29'52"E
C3	284°44'55"	90.00	447.28	109.89	S61°02'09"E
C4	52°16'19"	25.00	22.81	22.03	S55°47'01"W
C5	89°59'52"	25.00	39.27	35.35	S16°04'59"E
C6	142°15'12"	90.00	223.45	170.32	N47°42'59"E

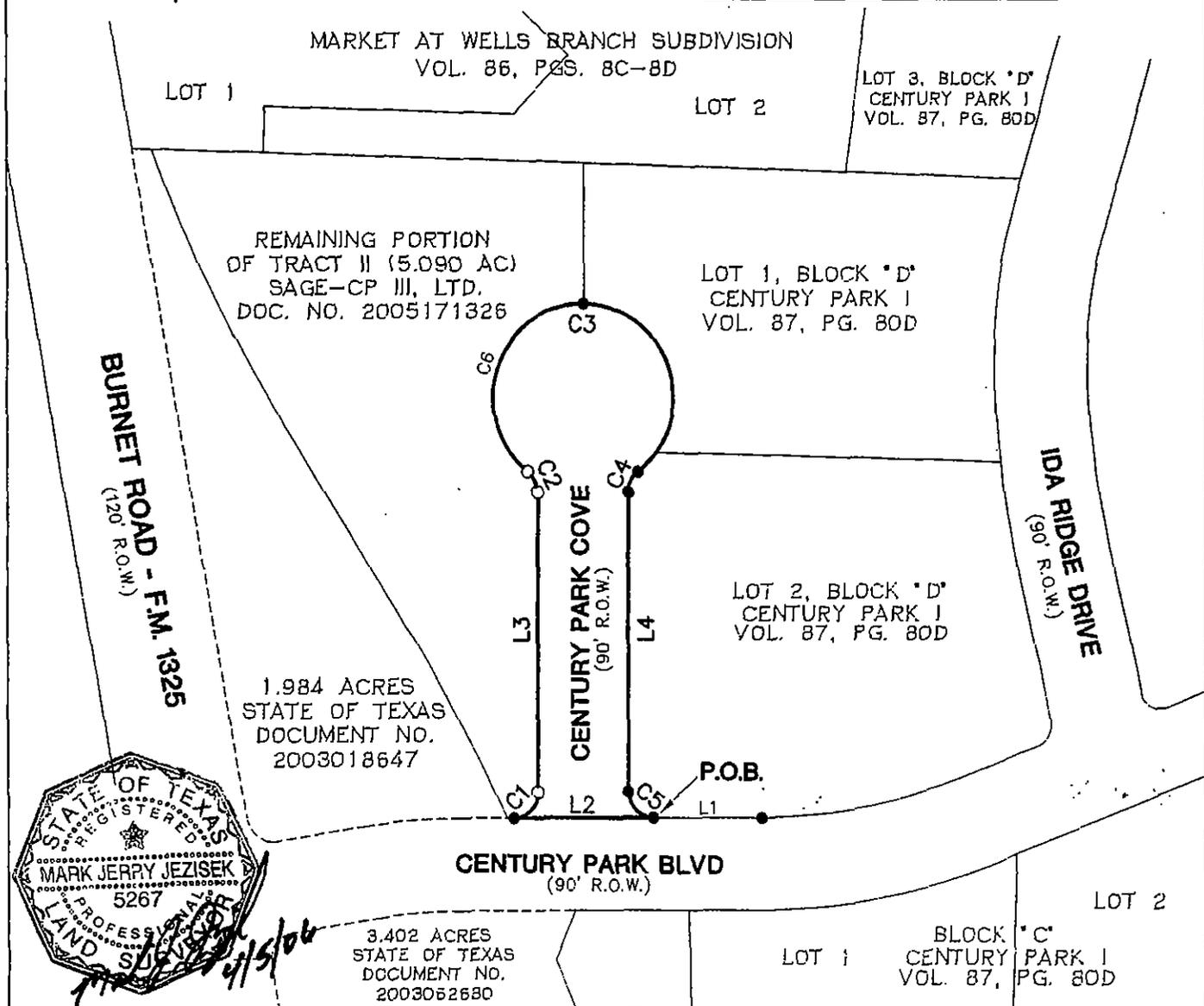
EXHIBIT
B

LEGEND

- 1/2" IRON ROD FOUND
- CALCULATED POINT
- P.O.B. POINT OF BEGINNING

LINE TABLE

No.	Bearing	Distance
L1	S61°09'12"E	105.36'
L2	N61°20'23"W	139.36'
L3	N28°45'00"E	293.58'
L4	S28°45'00"W	293.58'



CENTURY PARK BLVD
(90' R.O.W.)

3.402 ACRES
STATE OF TEXAS
DOCUMENT NO.
2003062680

LOT 1 BLOCK 'C'
CENTURY PARK I
VOL. 87, PG. 80D

Bury+Partners
ENGINEERING SOLUTIONS
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Austin, Texas 78746
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SKETCH TO ACCOMPANY DESCRIPTION
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SAGE LAND COMPANY